



ADVANCE AUTO PARTS

18260 Zane St NW | Elk River, MN | 55330

Keith A. Sturm, CCIM | 612-376-4488 | keith@upland.com
Amanda Leathers | 612-436-0045 | amanda@upland.com
Deb Vannelli, CCIM | 612-376-4475 | deb@upland.com

50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

www.nnnsales.com

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The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

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- Advance Auto Parts is on a Corporate NN lease with 6+ years remaining.
- Positioned on a high-traffic outparcel to Walmart and The Home Depot, generating strong consumer traffic throughout the day.
- Nearby national retailers include PetSmart, Tractor Supply, Panera Bread, Chipotle Mexican Grill, Caribou Coffee, and numerous additional retail and dining destinations.
- Strong visibility off of Highway 169, a heavily traveled north-south corridor connecting the Twin Cities metro to central Minnesota, with average traffic counts of 53,308 vehicles per day.
- Strategically located along Zane Street NW in the primary retail corridor of Elk River with excellent visibility and convenient access.
- 5-mile average household income of \$129,35 and population of 47,467.
- Advance Auto Parts is one of the largest automotive aftermarket parts retailers in North America, operating more than 4,300 stores across the United States, Canada, Puerto Rico, and the U.S. Virgin Islands.
- Elk River, Minnesota is a fast-growing community located about 35 miles northwest of Minneapolis. Known for its blend of small-town charm and outdoor recreation, Elk River offers residents and visitors a scenic setting with historic downtown shops, local restaurants, and easy access to the Twin Cities.



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INVESTMENT SUMMARY

| | |
|-------------------------|-------------|
| PRICE | \$1,910,100 |
| CAP | 5.75% |
| NOI | \$109,830 |
| RENT/SF | \$16.41 |
| RENT ADJUSTMENTS | |
| YEARS 1-5: | \$109,830 |
| YEARS 6-7: | \$115,320 |

LEASE INFORMATION

| | |
|-----------------------------|------------------------------|
| LEASE TYPE | NN |
| LEASE TERM REMAINING | 6 Years, 4 Months |
| RENT COMMENCEMENT | 9/21/2023 |
| LEASE EXPIRATION | 9/1/2032 |
| RENEWAL OPTIONS | Three 5-Year w/ 5% Increases |



LEASE NOTES:

Net, Net. Landlord responsible for slab and foundation.

PROPERTY INFORMATION

| | |
|----------------------|---|
| ADDRESS | 18260 Zane St NW Elk River, MN 55330 |
| BUILDING SIZE | 6,695 SQ.FT. |
| LOT SIZE | 0.91 Acres |
| COUNTY | Sherburne |
| YEAR BUILT | 2003 |

DEMOGRAPHIC INFORMATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------------------|---------------|---------------|---------------|
| 2025 POPULATION | 5,666 | 27,592 | 47,467 |
| 2030 POPULATION | 6,000 | 29,230 | 50,902 |
| 2025 MEDIAN HOUSEHOLD INCOME | \$70,957 | \$101,998 | \$110,849 |
| 2025 AVERAGE HOUSEHOLD INCOME | \$94,327 | \$118,501 | \$129,357 |

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2025 and 2030.

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| | |
|-----------------------|---|
| PROPERTY | Advance Auto |
| TENANT | Advance Auto |
| REVENUES | \$8.6 Billion |
| NET WORTH | \$2.1 Billion |
| S&P RATING | BB |
| WEBSITE | https://shop.advanceautoparts.com/ |



Advance Auto Parts is a leading American automotive aftermarket parts provider that serves both professional installers and "do-it-yourself" customers. Founded in 1932, the company has grown from a small chain of stores in Virginia to a massive retail presence with thousands of locations across North America. Advance Auto Parts is best known for its extensive inventory of replacement parts, accessories, batteries, and maintenance items. Whether a customer is looking for a specific engine component, high-performance oil, or a simple set of windshield wipers, the brand emphasizes expert advice and "Speed to Solution" to help keep vehicles on the road.

The company operates a diverse portfolio that includes its namesake Advance Auto Parts stores, as well as Carquest, Worldpac, and Autopart International. This multi-brand strategy allows the company to cater to a wide range of market segments, from the casual car owner to complex commercial repair shops. Headquartered in Raleigh, North Carolina, Advance Auto Parts is currently focused on a comprehensive strategic turnaround aimed at streamlining its supply chain and improving operational efficiency. As a Fortune 500 company, it remains a cornerstone of the automotive retail industry, dedicated to providing reliable service and essential parts to millions of drivers and technicians.



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The Advance Auto Parts in Elk River, Minnesota is strategically positioned along Zane Street NW, one of the city’s primary commercial corridors with convenient access to Highway 169 and nearby residential neighborhoods. The property benefits from strong visibility and accessibility within a well-established retail trade area with nearby retailers including Walmart, The Home Depot, PetSmart, Chipotle, Caribou Coffee, and much more.

Elk River, Minnesota is a fast-growing community located about 35 miles northwest of Minneapolis where the Elk and Mississippi Rivers meet. Known for its blend of small-town charm and outdoor recreation, Elk River offers residents and visitors a scenic setting with historic downtown shops, local restaurants, and easy access to the Twin Cities. The city features more than 40 parks, over 30 miles of trails, and numerous recreational amenities, making it a popular destination for families and outdoor enthusiasts alike.

One of the biggest attractions in Elk River is its extensive park system and outdoor activities. Woodland Trails Regional Park is a favorite destination featuring hundreds of acres of wooded trails, wetlands, and wildlife viewing opportunities, while Orono Park offers a swimming beach, splash pad, fishing pier, dog park, and boat launch. Outdoor enthusiasts also enjoy mountain biking at Hillside Park and walking along the Great Northern Trail. In the warmer months, residents gather for farmers markets, concerts at Rivers Edge Commons, and community festivals like Elk RiverFest.

Downtown Elk River continues to grow with local dining, breweries, and entertainment options that give the city a vibrant community atmosphere. Visitors can enjoy craft beer at AEGIR Brewing Company, family entertainment at ERX Motor Park, or golf at Elk River Golf Club. The city is also known for its riverfront views, historic downtown district, and year-round recreational opportunities that create a welcoming environment for both residents and visitors.



DOWNTOWN ELK RIVER



HILLSIDE PARK



WOODLAND TRAILS REGIONAL PARK

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MINNESOTA MARKET HIGHLIGHTS

- The Minneapolis / St. Paul International Airport Voted #1 Airport in the U.S. by Airports Council International (ACI). It serves 163 nonstop markets (136 domestic and 27 international) and is the headquarters for Sun Country Airlines and Delta Air Lines' second largest hub.
- Each year, 40 million people from around the world visit the Mall of America generating \$2 billion in economic activity for Minnesota.
- Home to the largest continuous system of enclosed, sky ways in the world, the Minneapolis Skyway System is composed of 9.5 miles of pathways connecting 80 city blocks.
- Minnesota is home to 30 colleges and 7 universities, with 54 campuses throughout the state and a total of 3,885 academic programs.
- The University of Minnesota, University of St. Thomas, Bethel University, St. Catherine University, The College of St. Scholastica, and Metropolitan State University made the "2023 Best National University Rankings" list. (U.S. News & World Report)
- Lake Superior, located on Minnesota's North Shore, is the world's largest freshwater lake and brings in approximately 900 ships each year from around the world to the Port of Duluth-Superior.
- Minnesota is home to 6 professional sports teams, the Twins (MLB), Vikings (NFL), Timberwolves (NBA), Lynx (WNBA), Wild (NHL), and United (MLS).



5.7 Million

MINNESOTA POPULATION

3.0 Million

MINNEAPOLIS / ST. PAUL
METRO AREA POPULATION

11,842

OF LAKES OVER 10 ACRES

69,200

MILES OF RIVERS & STREAMS

\$16.6 Billion

REVENUE GENERATED FROM TOURISM

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RANKINGS

#1

Friendliest State

(2024 World Population Review)

#2

Best State for Economic Opportunity

(2023 U.S. News & World Report)

#3

Best State to Raise A Family

(2024 WalletHub)

#3

Fortune 500 Companies Per Capita

(MN.Gov)

#5

Overall Best State in America

(2023 U.S. News & World Report)

#10

Best State to Live In

(2023 WalletHub)

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Minneapolis



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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 1,000 net leased sales transactions totaling over \$3 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

| | | | |
|---------------------|--------------------|---------------------------|-------------------|
| 7-Eleven | Chick-Fil-A | KinderCare | Sherwin Williams |
| Advance Auto | Chipotle | Kohl's | Starbucks |
| Aldi | Circle K | Kum & Go | Sunoco |
| Allina Health | CVS Pharmacy | LA Fitness | Super America |
| Applebee's | Dollar General | Mattress Firm | Taco Bell |
| Arby's | Dollar Tree | McDonald's | Tires Plus |
| Aspen Dental | Duluth Trading Co. | Michaels | Top Golf |
| Bank of America | Fairview Health | National Tire & Battery | Tractor Supply |
| BJ's Wholesale Club | Family Dollar | Northern Tool & Equipment | Trader Joe's |
| Buffalo Wild Wings | Fresenius | Office Depot | United Healthcare |
| Burger King | Gander Mountain | O'Reilly Auto Parts | US Bank |
| Caliber Collision | Goodwill | Perkins | Valvoline |
| Camping World | Grease Monkey | Petco | Walgreens |
| Caribou Coffee | Jack in the Box | Pizza Hut | Wawa |
| Chase Bank | Jiffy Lube | Royal Farms | Wells Fargo Bank |



L to R: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers